

3101 E. Anaheim St

LONG BEACH, CA 90804

Ingenious
asset group inc
Real Estate Management & Brokerage
CA DRE# 01905917
17277 Ventura Blvd Suite 207, Encino, CA 91316

- **MLS#: 26982989**
- **APPROX. BLDG SF:**
5,600
- **APPROX. LOT SF:**
12,425
- **ZONING: LBIL**
- **YR. BUILT: 1955**



ASKING PRICE:
\$1,200,000.

Only \$214 per sq. ft.

3121 E ANAHEIM ST
ASKING PRICE
\$1,600,000.

Single-story, High Visibility Retail Asset in Long Beach. FOR SALE After 36 Years!

- Prime Long Beach Commercial Opportunity— Approx. 5,600 Bldg. SF on a 12,425 SF lot.
- Strategic Long Beach Location with easy access throughout Long Beach, Los Angeles, and Orange County.
- Property at 3121 E Anaheim St is listed separately by the same owner for \$1.6MM and can be purchased independently; Potential opportunity to acquire both and expand holdings.
- Sold AS IS and WHERE IS with all faults, and without warranty, express or implied. Buyer to verify.
- Seller will not be responsible for any repairs, inspection reports, termite work, and mandatory government retrofit requirements prior to close.



Call to schedule a Showing!



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OUR SERVICES

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Asset(s) Served: Residential, Commercial, Industrial, and Office
Areas Served: Southern California

If your property is currently listed with another broker, this is not intended as a solicitation. Broker/Agent does not guarantee accuracy of the square footage, lot size or other info concerning the condition or features of the property provided by the seller or obtained from public records or other sources. Buyer is advised to independently verify accuracy of all info through personal inspection and with the appropriate professionals. All prices advertised are the last asking price.